157.0	0010	0001.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 689,100 / 689,100
					USE VALUE: 689,100 / 689,100
					ASSESSED: 689,100 / 689,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
198		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH MARJORIE--ETAL
Owner 2:	KAUFMAN STEVEN L
Owner 3:	
Street 1:	198 WAVERLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1937, having primarily Aluminum Exterior and 1532 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	290,100		399,000	689,100
Total Card	0.115	290,100		399,000	689,100
Total Parcel	0.115	290,100		399,000	689,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.80 | /Parcel: 449.80

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 105246

GIS Ref

GIS Ref

Insp Date 07/06/17

!12366!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0010-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	290,100	0	5,000.	399,000	689,100		Year end	12/23/2021
2021	101	FV	281,900	0	5,000.	399,000	680,900		Year End Roll	12/10/2020
2020	101	FV	282,000	0	5,000.	399,000	681,000	681,000	Year End Roll	12/18/2019
2019	101	FV	226,000	0	5,000.	399,000	625,000	625,000	Year End Roll	1/3/2019
2018	101	FV	226,000	0	5,000.	336,300	562,300	562,300	Year End Roll	12/20/2017
2017	101	FV	204,800	0	5,000.	307,800	512,600	512,600	Year End Roll	1/3/2017
2016	101	FV	204,800	0	5,000.	262,200	467,000	467,000	Year End	1/4/2016
2015	101	FV	179,700	0	5,000.	228,000	407,700	407,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:30:55

LAST REV

Date	Time
12/28/17	10:17:12
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12366

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20235-203		12/1/1989		205,000	No	No		Y

USER DEFINED

Prior Id # 1:	105246
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/2/2017	1460	New Wind	10,000					
7/13/2017	840	Wood Dec	15,000	C				
9/27/2016	1179	Addition	77,000	O				1stry addition+bat
7/15/2014	833	Redo Kit	20,000		7/15/2014			Remodel kitchen
10/27/2008	1351	Re-Roof	6,850					
5/25/2005	420	Redo Bat	18,000			G6	GR FY06	
4/24/1995	199		3,000	O				WDK 12X17

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2017	Meas/Inspect	DGM	D Mann
10/20/2008	Meas/Inspect	345	PATRIOT
1/21/2000	Inspected	263	PATRIOT
12/1/1999	Measured	268	PATRIOT
7/14/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	7									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.33537853
Const Adj.:	0.98000199
Adj $ / SQ:	176.671
Other Features:	84000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	394207
Depreciation:	104071
Depreciated Total:	290136

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2005
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

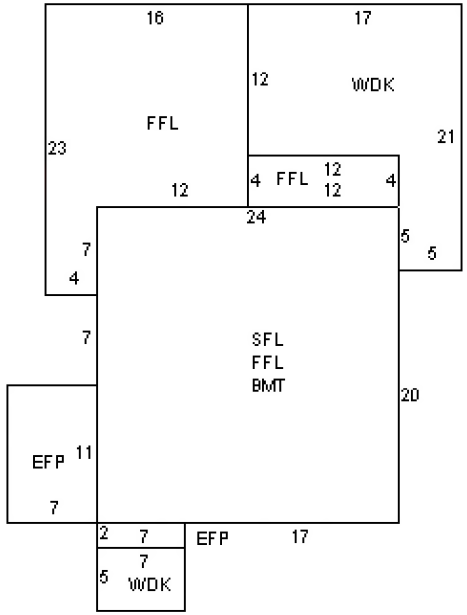
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.67
Special Features:	0	Val/Su Net:	115.72
Final Total:	290100	Val/Su SzAd	189.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	932	176.670	164,657
BMT	Basement	600	53.000	31,801
SFL	Second Floor	600	176.670	106,003
WDK	Deck	284	9.330	2,650
EFP	Enclos Porch	91	56.000	5,096

Net Sketched Area:	2,507		Total:		
Size Ad	1532	Gross Area	5347	FinArea	1532

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

157.0-0010-0001.A

IMAGE

AssessPro Patriot Properties, Inc